



DIOS CREEK
9885 ORANGE LANE
ESCONDIDO, CA 92029

VICINITY MAP



THOMAS GUIDE PAGE: 1049-E1

ADDRESS:
9885 ORANGE LANE
ESCONDIDO, CA 92029

DIRECTIONS:

TAKE I-5 SOUTH AND EXIT VIA RANCHO PARKWAY--TURN RIGHT WEST. MAKE A LEFT ONTO DEL DIOS HWY--MAKE A LEFT ON DATE LANE. MAKE RIGHT ON ORANGE LANE---TANK WILL BE ON THE RIGHT HAND SIDE.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SUAREZ ARCHITECTURE, INC.
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-8474
(760) 434-8596 (FAX)

LEASING/PLANNING:
PLANCOM, INC.
DUFFY DAUGHERTY
302 STATE PLACE
ESCONDIDO, CA 92029
(925) 548-2050

SURVEYOR:
JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4885

PERMITS REQUIRED

● CUP

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: DUFFY DAUGHERTY
PHONE: (925) 548-2050

OWNER: DEL DIOS MUTUAL WATER COMPANY,
A CALIFORNIA CORPORATION
ROUTE 3, BOX 365 DDMWD
ESCONDIDO, CALIFORNIA 92029 DDMWD
CONTACT: RICHARD FOSTER
PHONE: (760) 747-9721 DDMWD

PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT CABINETS INSIDE A NEW 14'-8" x 34'-8" CONCRETE EQUIPMENT ENCLOSURE ON A CONCRETE PAD.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF 12 ANTENNAS). ANTENNAS SHALL BE MOUNTED INSIDE AN EXISTING 50'-0" HIGH MONO-BROADLEAF.
- INSTALLATION OF THREE (3) VERIZON WIRELESS GPS ANTENNAS.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM AN EXISTING "H" FRAME METER RACK.
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM AN EXISTING UTILITY POLE.
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT.

PROJECT ADDRESS: 9885 ORANGE LANE
ESCONDIDO, CA 92029

ASSESSORS PARCEL NUMBER: 238-050-02

EXISTING ZONING: RRS - RURAL RESIDENTIAL

TOTAL SITE AREA: 691,558 SQ. FT.
= 15.88 ACRES

PROPOSED ENCLOSURE AREA: 508 SQ. FT.

TYPE OF CONSTRUCTION: VB

PROPOSED OCCUPANCY: U

NOTE:

THERE ARE (4) EXISTING TELECOMMUNICATION FACILITIES ON THE SITE (SPRINT, NEXTEL, CRICKET, AND AT&T)

SHEET SCHEDULE

T-1 TITLE SHEET & PROJECT DATA
A-0 SITE PLAN
A-0.1 STORM WATER MANAGEMENT PLANS
A-1 ENLARGED SITE PLAN
A-2 EQUIPMENT ENCLOSURE PLAN & MONO-BROADLEAF PLAN
A-3 EXTERIOR ELEVATIONS
A-4 EXTERIOR ELEVATIONS
A-5 ANTENNA PLAN & MONO-BROADLEAF ELEVATION
C-1 TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, LYING WESTERLY OF THE WESTERLY BOUNDARY OF COUNTY ROAD SURVEY NO. 335-D (KNOWN AS LAKE DRIVE) ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAN DIEGO COUNTY.

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION PLEASE SEE SHEET C-1

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA FIRE CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

BOOTH &
SUAREZ
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PREPARED FOR
verizon wireless

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IRVINE, CA 92623-9707
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

DIOS CREEK

9885 ORANGE LANE
ESCONDIDO, CA 92029
SAN DIEGO COUNTY

DRAWING DATES

04/24/12	90% ZD (ss)
05/02/12	100% ZD (rl)
05/02/12	REVISED 100% ZD (rl)
05/03/12	REVISED 100% ZD (ss)
06/12/12	REVISED 100% ZD (ss)
11/19/12	REVISED 100% ZD (ss)
11/26/12	REVISED 100% ZD (ss)
01/18/13	REVISED 100% ZD (ss)

SHEET TITLE

TITLE SHEET
&
PROJECT DATA

SDC PDS RCVD 01-24-13

P12-006

PROJECTS\VERIZON\12058

T-1

P12-006; Log 12-08-004

BMP LEGEND

DIRECTION OF LOT DRAINAGE → →

TABLE I MINIMUM REQUIRED STANDARD CONSTRUCTION:

SS-4	HYDRAULIC STABILIZATION HYDROSEEDING	
SC-5	FIBER ROLLS —FR—FR—	
TC-1	STABILIZED CONSTRUCTION ENTRANCE	
WM-1	MATERIAL DELIVERY & STORAGE	
WM-8	CONCRETE WASTE MANAGEMENT	
WM-5	SOLID WASTE MANAGEMENT	
WM-9	SANITARY WASTE MANAGEMENT	
WM-6	HAZARDOUS WASTE MANAGEMENT	

TABLE II MINIMUM REQUIRED LOW IMPACT DEVELOPMENT BMPs:

LID PLANNING PRACTICE

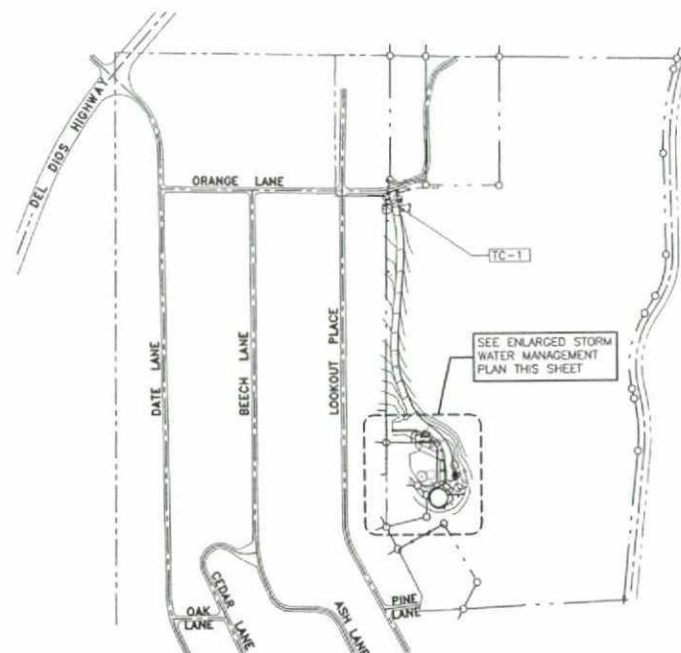
2.2.1	CONSERVE NATURAL AREAS, SOILS AND VEGETATION
2.2.4	MINIMIZE SOIL COMPACTION

LID MANAGEMENT PRACTICE

3.1	HYDROLOGIC DESIGN
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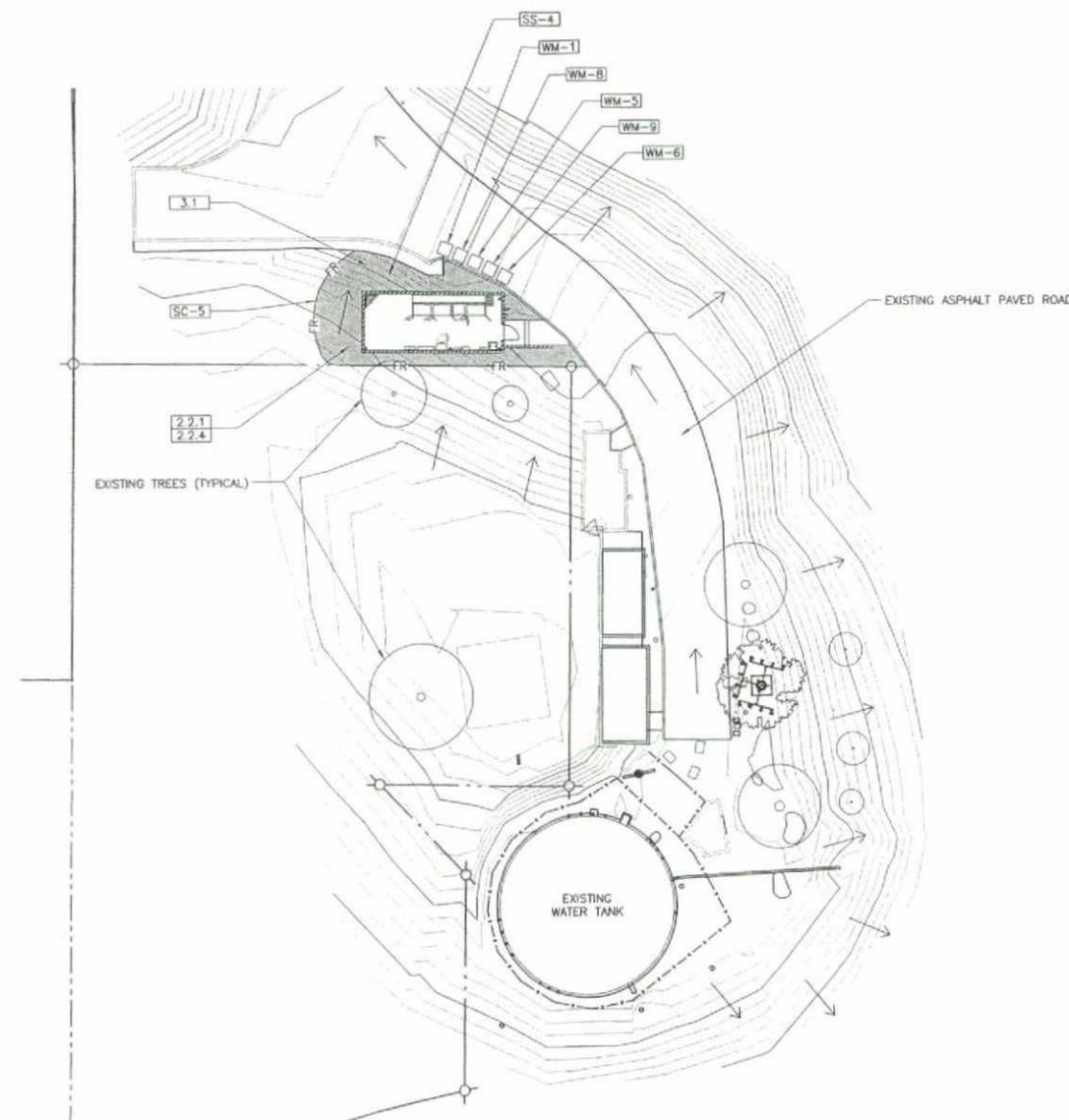
TABLE III POST-CONSTRUCTION BMPs:

NO POST-CONSTRUCTION BMPs



STORM WATER MANAGEMENT PLAN

SCALE: 1" = 200'-0"



ENLARGED STORM WATER MANAGEMENT PLAN

SCALE: 1" = 20'-0"



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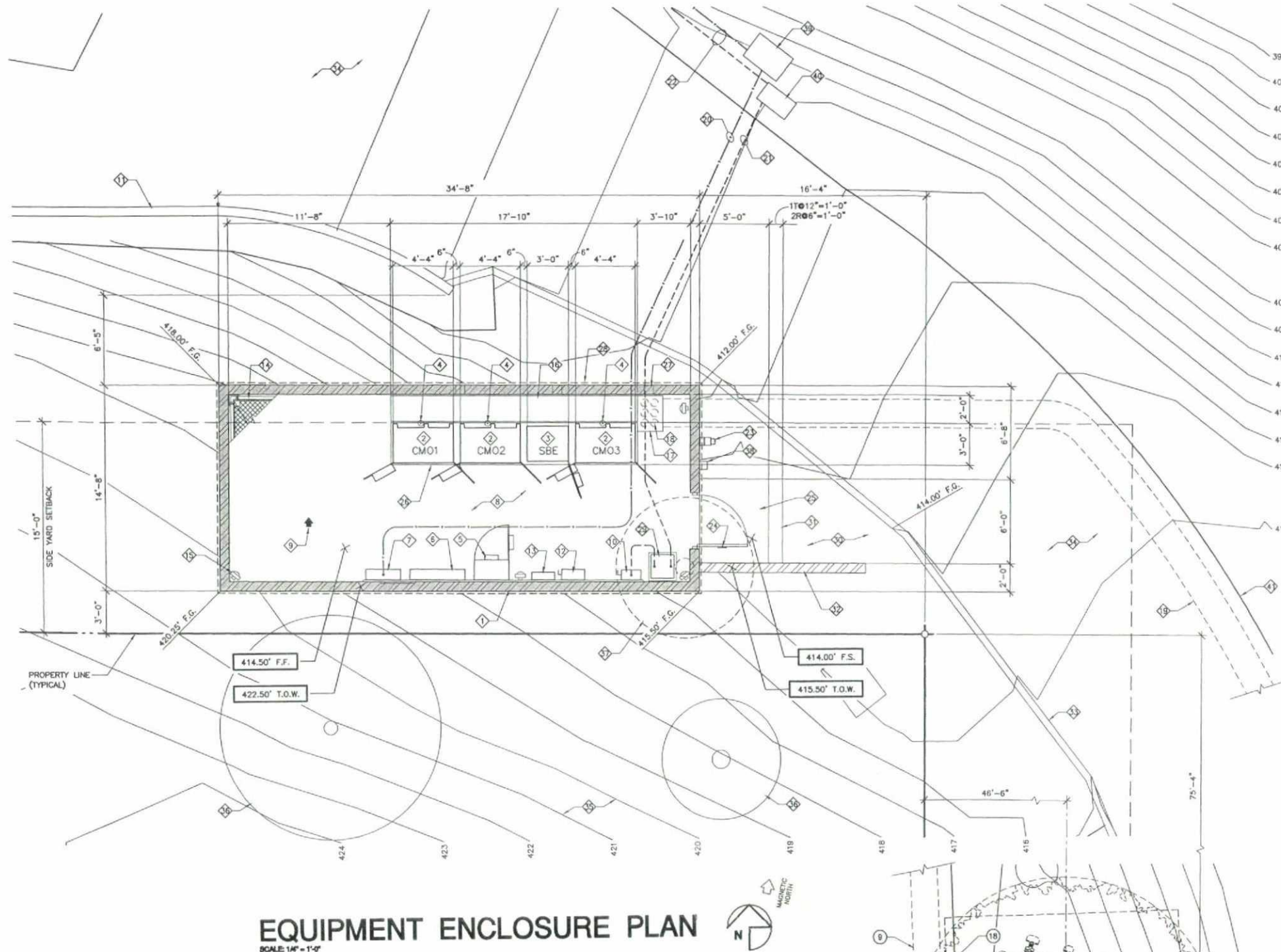
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01/18/13	REVISED 100% ZD (se)

SHEET TITLE

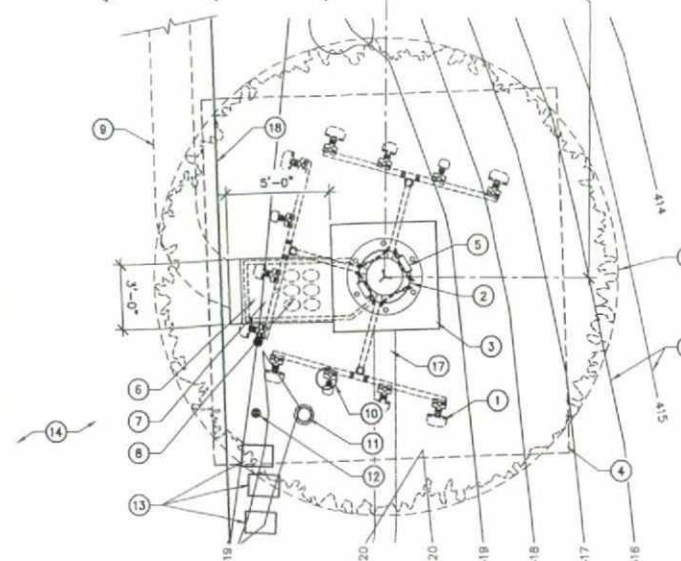
**STORM WATER
MANAGEMENT PLANS**

PROJECTS\VERIZON\12058

A-0.1



EQUIPMENT ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



MONO-BROADLEAF PLAN
SCALE: 1/4" = 1'-0"

EQUIPMENT ENCLOSURE PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK ENCLOSURE ON A CONCRETE PAD (SHOWN SHADED). THE CONCRETE BLOCK WALL IS A SOUND WALL.
- 2 PROPOSED VERIZON WIRELESS "CMO" COMPACT METRO CELL OUTDOOR EQUIPMENT ENCLOSURE (TYPICAL OF 3). 52" WIDE x 55" HIGH x 30" DEEP. WEIGHT: 2082 LBS.
- 3 PROPOSED VERIZON WIRELESS SIMPLIFIED BATTERY ENCLOSURE (SBE). 36" WIDE x 57" HIGH x 30" DEEP. WEIGHT: 2373 LBS.
- 4 PROPOSED GPS ANTENNA MOUNTED TO EACH "CMO" EQUIPMENT CABINET (TYPICAL OF 3).
- 5 PROPOSED TELCO CABINET "NORTHSTAR" NSC-3630-HX23 UNISTRUT MOUNTED TO WALL.
- 6 PROPOSED SPACE FOR "UAM" & "CIENA" TELCO EQUIPMENT UNISTRUT MOUNTED TO WALL.
- 7 PROPOSED "SUN WEST" TELCO CABINET UNISTRUT MOUNTED TO WALL.
- 8 PROPOSED POURED-IN-PLACE CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- 9 CONCRETE SLOPED TO DRAIN. 1% MIN.
- 10 PROPOSED FUSED DISCONNECT SWITCH UNISTRUT MOUNTED TO WALL.
- 11 EXISTING RETAINING WALL.
- 12 PROPOSED MANUAL TRANSFER SWITCH UNISTRUT MOUNTED TO WALL.
- 13 PROPOSED 200 AMP ELECTRICAL PANEL UNISTRUT MOUNTED TO WALL.
- 14 PROPOSED CHAINLINK LID.
- 15 PROPOSED WALL MOUNTED LIGHT FIXTURE ON A MANUAL TIMER SWITCH (TYPICAL OF 4).
- 16 PROPOSED COAX CABLE TRAY. MAXIMUM HEIGHT 8" ABOVE CONCRETE EQUIPMENT PAD AND ROUTED ON BACK WALL OF ENCLOSURE.
- 17 PROPOSED COAX CABLE SHROUD.
- 18 PROPOSED (6) 6" COAX CABLE CONDUITS.
- 19 PROPOSED UNDERGROUND COAX CABLE TRENCH (SHOWN DASHED).
- 20 PROPOSED TELCO CONDUIT IN AN UNDERGROUND TRENCH.
- 21 PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND TRENCH.
- 22 PROPOSED UNDERGROUND JOINT UTILITY TRENCH.
- 23 PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL.
- 24 PROPOSED 3'-0" WIDE STEEL LOCKABLE ACCESS GATE & FRAME WITH VERIZON WIRELESS SIGNAGE.
- 25 PROPOSED CONCRETE LANDING.
- 26 PROPOSED RAISED CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
- 27 PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYP. OF 3) (DRAIN TO LANDSCAPE).
- 28 PROPOSED 34'-8" x 14'-8" EQUIPMENT LEASE AREA (SHOWN DASHED).
- 29 PROPOSED STEP DOWN TRANSFORMER.
- 30 PROPOSED CONCRETE WALK.
- 31 PROPOSED CONCRETE STEP.
- 32 PROPOSED RETAINING WALL.
- 33 EXISTING ASPHALT BERM.
- 34 EXISTING ASPHALT PAVED ROAD.
- 35 EXISTING CONTOUR LINES SHOWN AT 1'-0" INTERVALS.
- 36 EXISTING TREE TO REMAIN.
- 37 EXISTING TREE TO BE REMOVED (SHOWN DASHED).
- 38 PROPOSED KNOX VAULT.
- 39 PROPOSED 2'-0" x 3'-0" TELCO PULL BOX.
- 40 PROPOSED 17" x 30" ELECTRICAL PULL BOX.
- 41 EDGE OF ASPHALT PAVING.

MONO-BROADLEAF PLAN NOTES:

- 1 PROPOSED VERIZON WIRELESS ANTENNAS PIPE MOUNTED TO THE CROSSARM OF A NEW 45'-0" HIGH MONOPALM.
- 2 EXISTING CRICKET COMMUNICATIONS 50'-0" HIGH BROADLEAF MONOTREE.
- 3 EXISTING MONO-BROADLEAF PIER FOOTING.
- 4 EXISTING MONO-BROADLEAF PAD FOUNDATION (SHOWN DASHED).
- 5 EXISTING (2) 10.5" x 25.5" HAND HOLES WITH COVER PLATE.
- 6 PROPOSED CONCRETE APRON.
- 7 PROPOSED COAX CABLE SHROUD.
- 8 PROPOSED (6) 6" COAX CABLE CONDUITS.
- 9 PROPOSED UNDERGROUND COAX CABLE TRENCH (SHOWN DASHED).
- 10 EXISTING ELECTRIC HANDHOLE.
- 11 EXISTING FIRE SERVICE CONNECTION.
- 12 EXISTING BOLLARDS (TYPICAL OF 2).
- 13 EXISTING IRRIGATION CONTROL VALVES.
- 14 EXISTING ASPHALT PAVED ROAD.
- 15 EXISTING CONTOUR LINES SHOWN AT 1'-0" INTERVALS.
- 16 BRANCH SPAN OUTLINE OF MONO-BROADLEAF AT LOWEST BRANCH.
- 17 EXISTING UNDERGROUND COAX CABLE TRENCH (SHOWN DASHED).
- 18 EDGE OF ASPHALT PAVING.

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PREPARED FOR



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SHEET TITLE

**EQUIPMENT ENCLOSURE
PLAN &
MONO-BROADLEAF PLAN**

PROJECTS\VERIZON\12058

A-2

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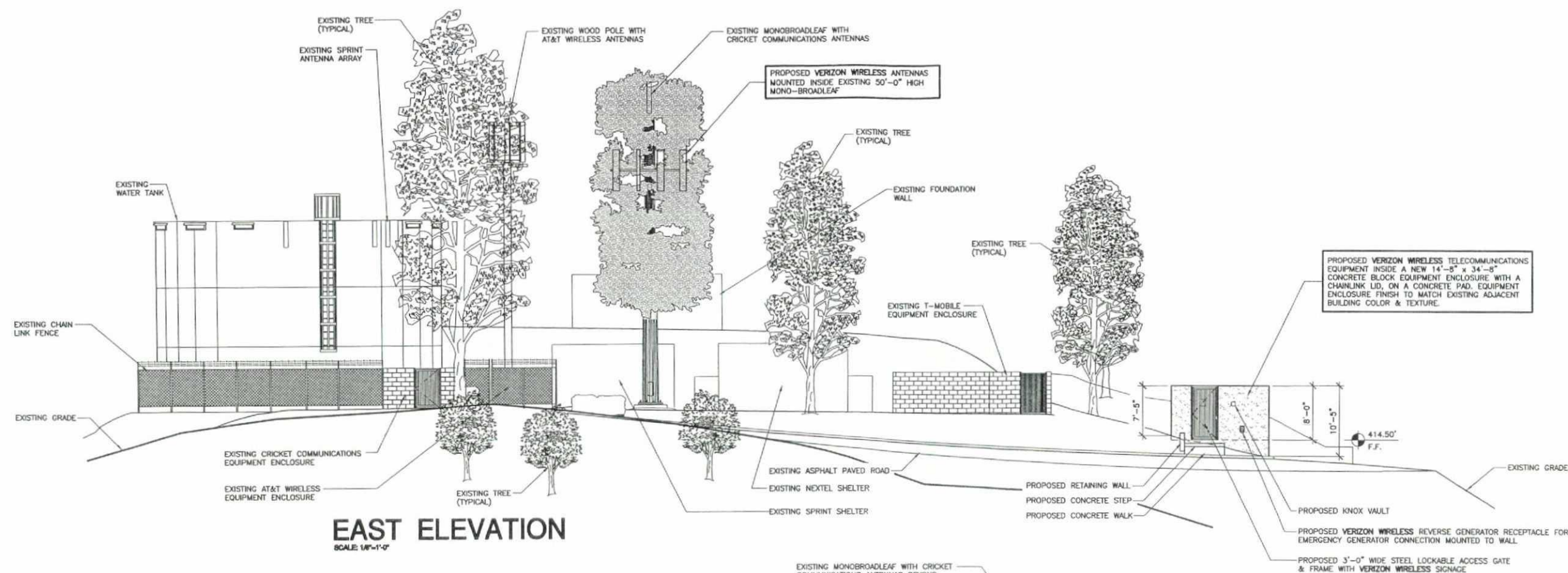
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05/02/12	REVISED 100X ZD (ri)
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01/18/13	REVISED 100X ZD (se)

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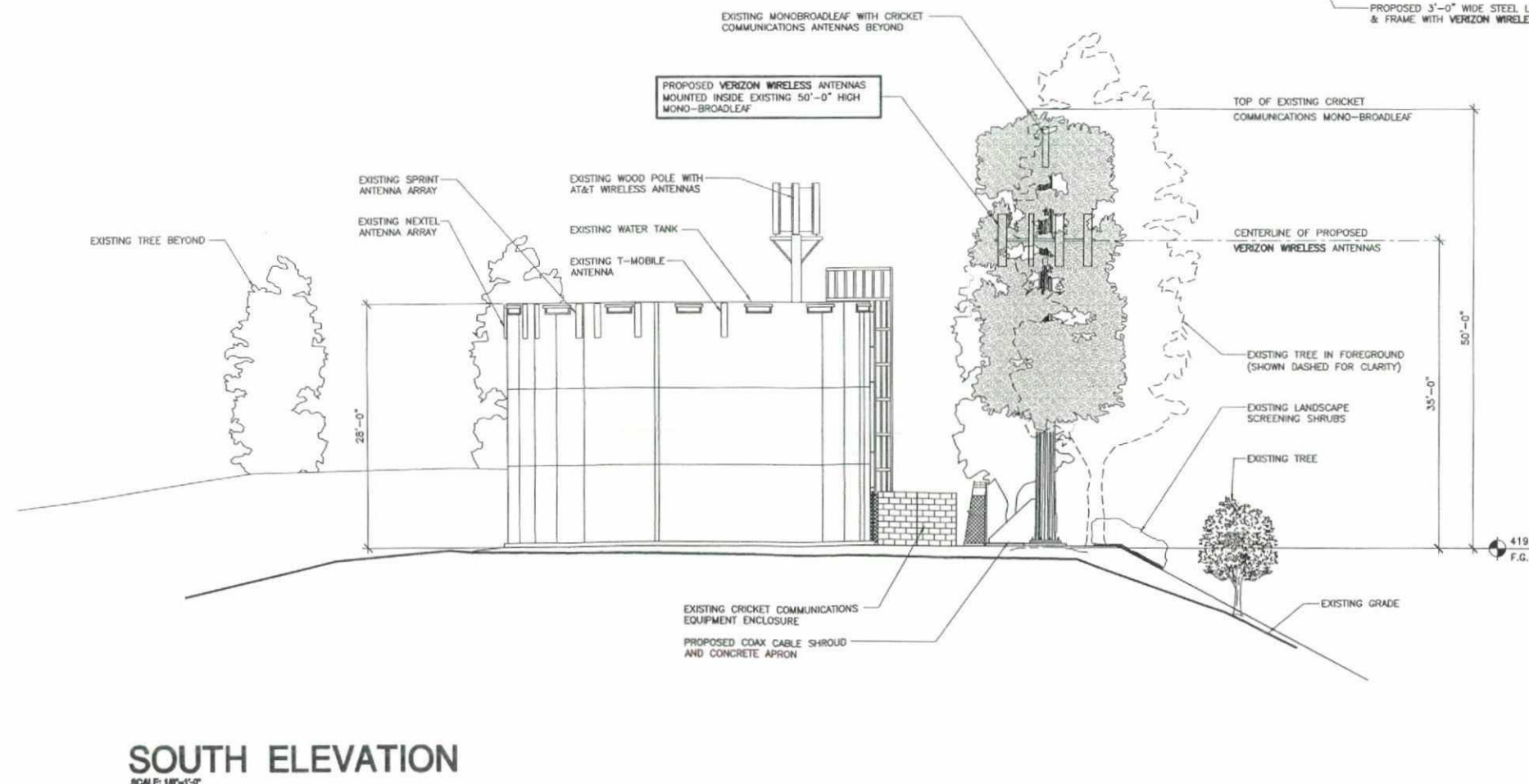
**EXTERIOR
 ELEVATIONS**

PROJECTS\VERIZON\12058

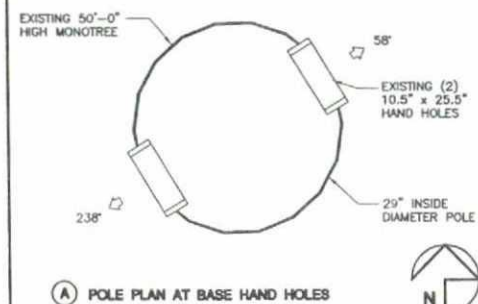
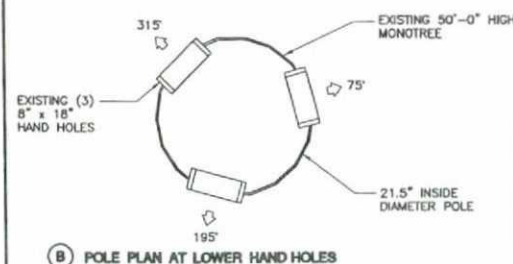
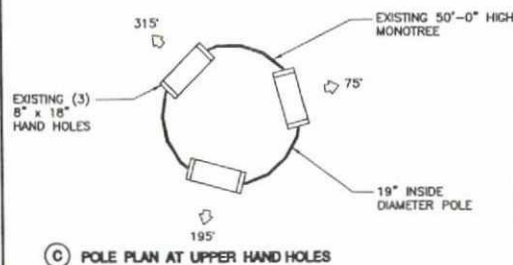
A-3



EAST ELEVATION
 SCALE: 1/8"=1'-0"



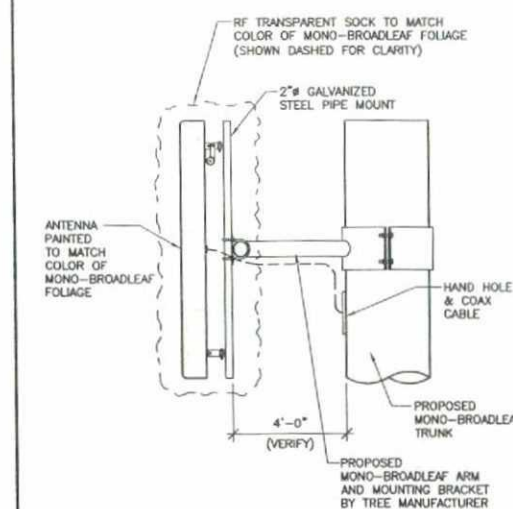
SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



MONOTREE DETAILS

SCALE
1"=1'-0"

1



NOTE: ALL EXPOSED CABLES, BRACKETS & SUPPORTS SHALL BE PAINTED TO MATCH MONO-BROADLEAF

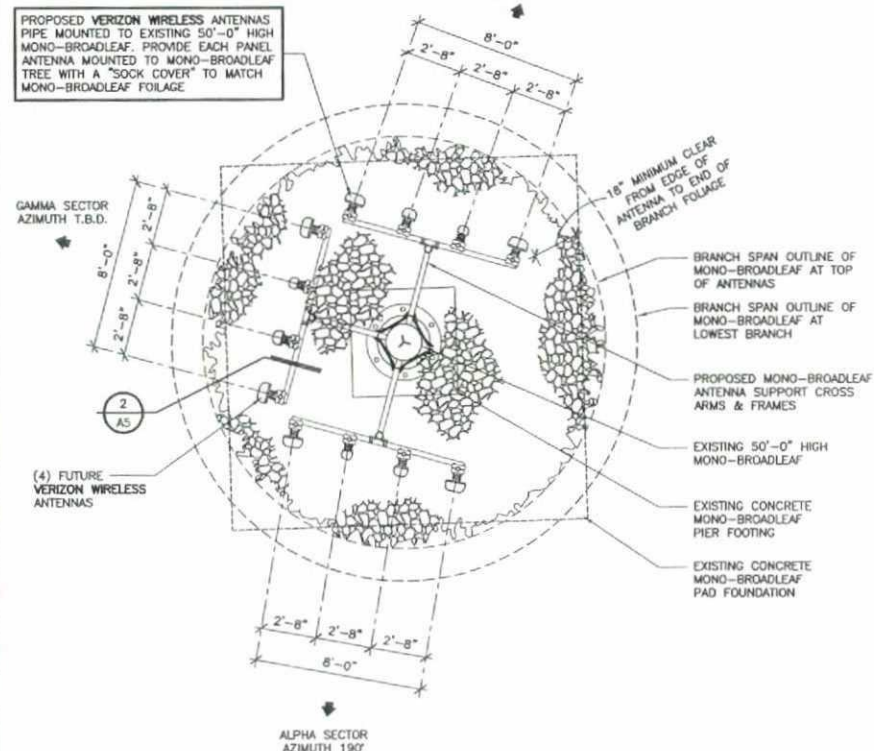
NOTE: RF TRANSPARENT SOCK SHALL FULLY CONCEAL THE LENGTH & WIDTH OF EACH ANTENNA FRONT TO BACK. ANY PORTION OF ANTENNA EXPOSED FOR CABLING SHALL BE PAINTED TO MATCH MONO-BROADLEAF TREE FOLIAGE

TYPICAL ANTENNA MOUNT

SCALE
1/2"=1'-0"

2

PROPOSED VERIZON WIRELESS ANTENNAS PIPE MOUNTED TO EXISTING 50'-0" HIGH MONO-BROADLEAF. PROVIDE EACH PANEL ANTENNA MOUNTED TO MONO-BROADLEAF TREE WITH A "SOCK COVER" TO MATCH MONO-BROADLEAF FOLIAGE

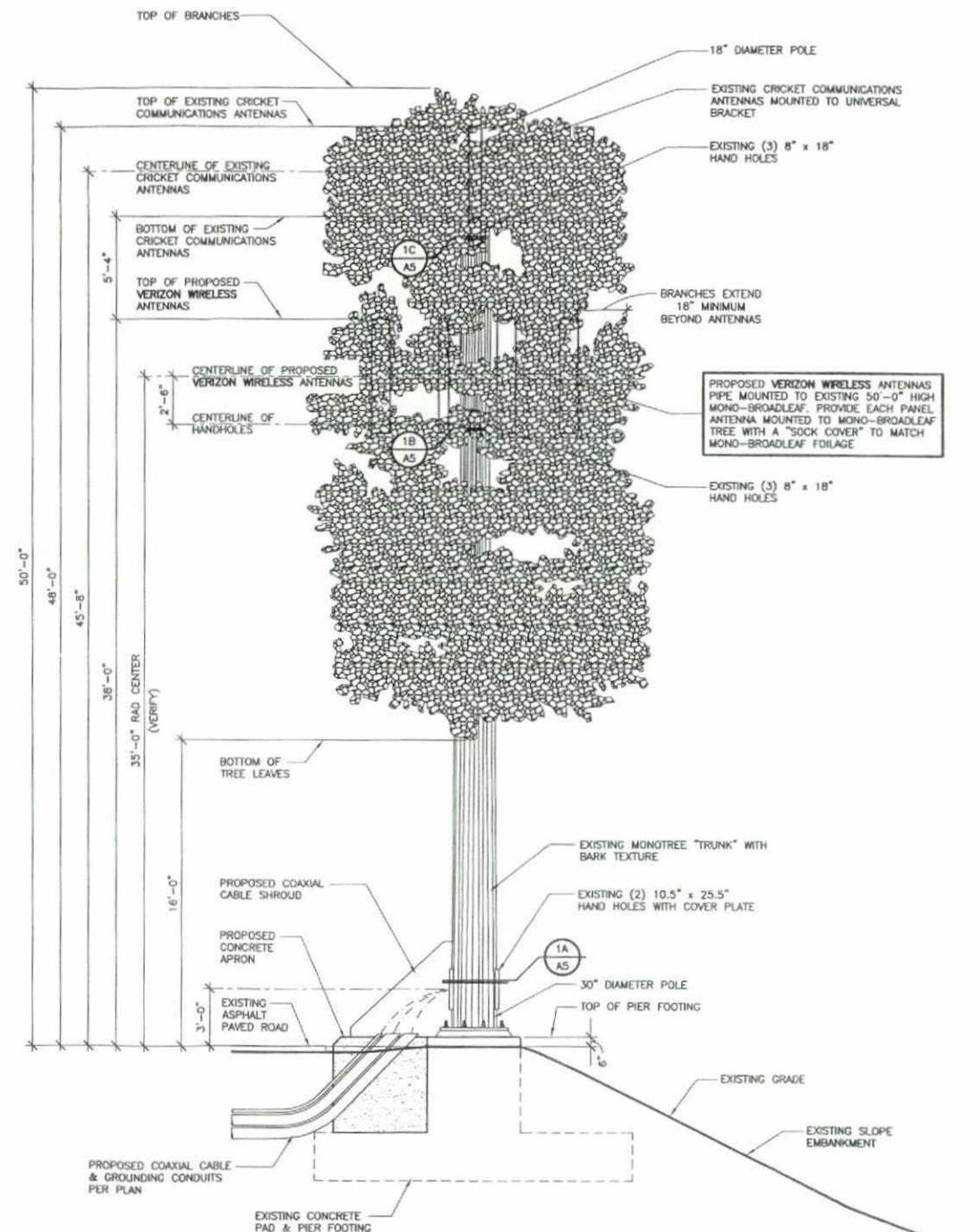


ANTENNA PLAN

SCALE: 1/4"=1'-0"

NOTE: MONOTREE WILL REQUIRE NEW BRANCHES TO PROVIDE THE MINIMUM 18" COVER

ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEN ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+/- 5')	JUMPER LENGTH (+/- 3')
ALPHA1	SOUTH	190°	AMPHENOL ANTEL: BXA-70063/8CF	0°	N/A	71" LENGTH x 11.2" WIDTH x 5.2" DEPTH	8	190'-0"	6'-0"
ALPHA2			AMPHENOL ANTEL: BXA-80080/8CF			71" LENGTH x 8.0" WIDTH x 5.9" DEPTH			
ALPHA3			AMPHENOL ANTEL: BXA-171063/12CF			72.4" LENGTH x 6.1" WIDTH x 4.1" DEPTH			
ALPHA4			AMPHENOL ANTEL: BXA-70063/8CF			71" LENGTH x 11.2" WIDTH x 5.2" DEPTH			
BETA1	NORTH	20°	AMPHENOL ANTEL: BXA-70063/8CF	0°	N/A	71" LENGTH x 11.2" WIDTH x 5.2" DEPTH	8	190'-0"	6'-0"
BETA2			AMPHENOL ANTEL: BXA-80080/8CF			71" LENGTH x 8.0" WIDTH x 5.9" DEPTH			
BETA3			AMPHENOL ANTEL: BXA-171063/12CF			72.4" LENGTH x 6.1" WIDTH x 4.1" DEPTH			
BETA4			AMPHENOL ANTEL: BXA-70063/8CF			71" LENGTH x 11.2" WIDTH x 5.2" DEPTH			
GAMMA1	NORTHWEST	T.B.D.	AMPHENOL ANTEL: BXA-70063/8CF	0°	N/A	71" LENGTH x 11.2" WIDTH x 5.2" DEPTH	8	190'-0"	6'-0"
GAMMA2			AMPHENOL ANTEL: BXA-80080/8CF			71" LENGTH x 8.0" WIDTH x 5.9" DEPTH			
GAMMA3			AMPHENOL ANTEL: BXA-171063/12CF			72.4" LENGTH x 6.1" WIDTH x 4.1" DEPTH			
GAMMA4			AMPHENOL ANTEL: BXA-70063/8CF			71" LENGTH x 11.2" WIDTH x 5.2" DEPTH			



MONO-BROADLEAF ELEVATION

SCALE: 1/4"=1'-0"

NOTE: NO EXPOSED PIPES ABSENT ANTENNAS SHALL BE INSTALLED AT ANY TIME.

PREPARED FOR

verizonwireless

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SHEET TITLE

**ANTENNA PLAN &
MONO-BROADLEAF
ELEVATION**

PROJECTS\VERIZON\12058

A-5

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, LYING WESTERLY OF THE WESTERLY BOUNDARY OF COUNTY ROAD SURVEY NO. 333-D (KNOWN AS LAKE DRIVE) ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF CAMPO DEL DIOS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 1819, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1925.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE EASTERLY BOUNDARY OF CAMPO DEL DIOS UNIT NO. 5, ACCORDING TO MAP THEREOF NO. 1954, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 3, 1925.

AND ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, DISTANT THEREON SOUTH 89° 37' 00" EAST, 735.00 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89° 37' 00" EAST, 175.00 FEET;

THENCE SOUTH 00° 01' 30" WEST, 300.00 FEET;

THENCE NORTH 89° 58' 30" WEST, 175.00 FEET;

THENCE NORTH 01° 30' 00" EAST, 310.10 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 1 IN BLOCK 4, CAMPO DEL DIOS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 1819, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1925;

THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 1, NORTH 28° 04' 00" EAST, 70.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE RETRACING ALONG SAID PROLONGATION SOUTH 28° 04' 00" WEST, 70.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1;

THENCE ALONG THE NORTHERLY LINE OF SAID MAP NO. 1819, SOUTH 88° 49' 00" WEST, 35.10 FEET TO THE MOST EASTERLY CORNER OF LOT "B" OF SAID MAP NO. 1819; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 88° 49' 00" WEST, 70.09 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT "B"; BEING ALSO THE SOUTHEASTERLY CORNER OF CAMPO DEL DIOS UNIT NO. 5, ACCORDING TO MAP THEREOF NO. 1954, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 3, 1925;

THENCE ALONG THE EASTERLY AND NORTHEASTERLY BOUNDARY OF SAID MAP NO. 1954 AS FOLLOWS:

NORTH 09° 30' 00" EAST, 35.83 FEET; AND NORTH 28° 21' 00" WEST, 122.18 FEET TO THE MOST WESTERLY CORNER OF LAND DESCRIBED IN PARCEL 2 IN DEED TO THE CITY OF SAN DIEGO RECORDED SEPTEMBER 23, 1954 AS DOCUMENT NO. 126805 IN BOOK 5372, PAGE 520 OF OFFICIAL RECORDS;

THENCE ALONG THE BOUNDARY OF SAID LAND AS FOLLOWS:

NORTH 61° 48' 00" EAST, 125.97 FEET TO A LINE WHICH BEARS NORTH 03° 11' 00" WEST FROM THE MOST EASTERLY CORNER OF SAID LOT "B" OF SAID MAP NO. 1819;

THENCE SOUTH 30° 25' 15" EAST, 156.04 FEET TO THE TRUE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 15 IN BLOCK 107 OF CAMPO DEL DIOS UNIT NO. 5, ACCORDING TO MAP THEREOF NO. 1954, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 3, 1925;

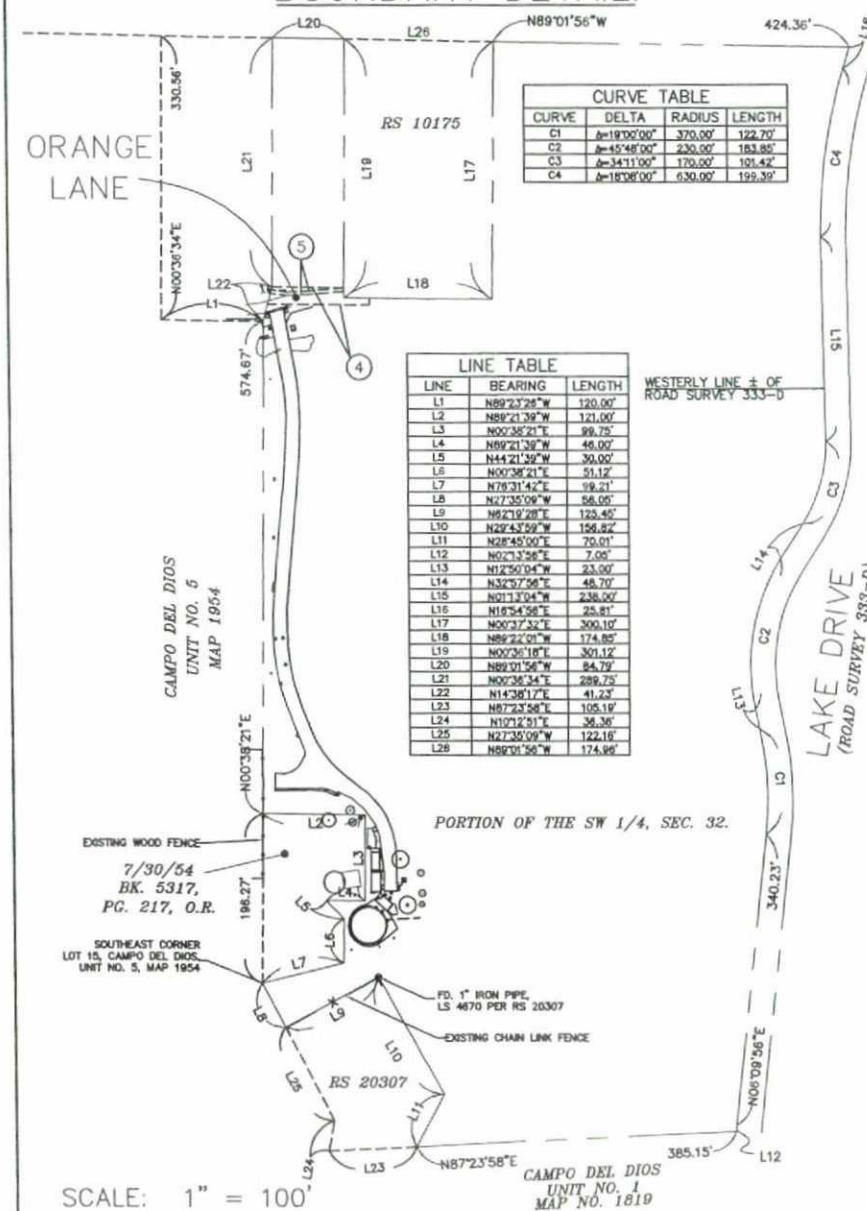
THENCE ALONG THE EASTERLY LINE OF SAID MAP NO. 1954, NORTH 00° 01' 30" EAST, 196.27 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN PARCEL 1 IN DEED TO THE CITY OF SAN DIEGO RECORDED JULY 30, 1954 AS INSTRUMENT NO. 89638 IN BOOK 5317, PAGE 217 OF OFFICIAL RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 1 AS FOLLOWS:

SOUTH 89° 58' 30" EAST, 121.00 FEET; SOUTH 00° 01' 30" WEST, 99.75 FEET; AND NORTH 89° 58' 30" WEST, 46.00 FEET TO THE NORTHWESTERLY CORNER OF PARCEL 2 OF SAID LAND OF THE CITY OF SAN DIEGO LAST ABOVE REFERRED TO; THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 AS FOLLOWS: SOUTH 44° 58' 30" EAST, 30.00 FEET; SOUTH 00° 01' 30" WEST, 51.12 FEET; AND SOUTH 75° 54' 45" WEST, 90.20 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 238-050-02

BOUNDARY DETAIL:



ITEMS CORRESPONDING TO SCHEDULE "B":

BY: LAWYERS TITLE COMPANY
4100 NEWPORT PLACE DRIVE
SUITE 120
NEWPORT BEACH, CA. 92660
(949) 724-3170

TITLE NO.: 0930502-10
TITLE OFFICER: CHRIS MAZAR
DATED: FEBRUARY 28, 2012

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

- AN EASEMENT FOR ROAD RECORDED JANUARY 2, 1936 IN BOOK 464, PAGE 297 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, CREATING A 20' WIDE ROAD EASEMENT, HOWEVER THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND IT IS NOT PLOTTED HEREON.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED APRIL 3, 1945 IN BOOK 1850, PAGE 38 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD PROPERTY AND IT IS NOT PLOTTED HEREON.
- AN EASEMENT FOR ROAD RECORDED FEBRUARY 2, 1978 AS INSTRUMENT NO. 79-051941 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED JUNE 25, 1967 AS INSTRUMENT NO. 87-355482 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- AN UNRECORDED LEASE DISCLOSED BY A MEMORANDUM RECORDED APRIL 12, 1995 AS INSTRUMENT NO. 1995-0153106 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED FEBRUARY 12, 1997 AS INSTRUMENT NO. 1997-0065589 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE PLOTTED FROM RECORD AND IT IS NOT PLOTTED HEREON.
- AN UNRECORDED LEASE DISCLOSED BY A MEMORANDUM RECORDED MAY 1, 2000 AS INSTRUMENT NO. 2000-0223333 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- AN UNRECORDED LEASE DISCLOSED BY A MEMORANDUM RECORDED AUGUST 24, 2001 AS INSTRUMENT NO. 2001-0607365 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS IF'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

DATUM STATEMENT:

BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 10, NAD 83 AS DERIVED LOCALLY THROUGH STATIC GPS OBSERVATIONS CONSTRAINED TO THE GPS "CORS" NETWORK.

BENCHMARK FOR THIS SURVEY IS "GPS" "CORS" STATION P472.

COORDINATES:

LATITUDE: 33°04'51.89" N
LONGITUDE: 117°06'58.40" W
DATUM: NAD83

BOUNDARY NOTE:

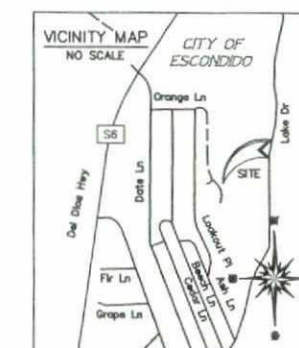
THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS COLLECTED FROM THE ASSESSOR'S PARCEL MAP. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY, VACATIONS AND OTHER DEEDS OF RECORD MAY AFFECT THE LOCATION OF TRUE BOUNDARY LINES.

DATE OF SURVEY:

APRIL 12, 2012

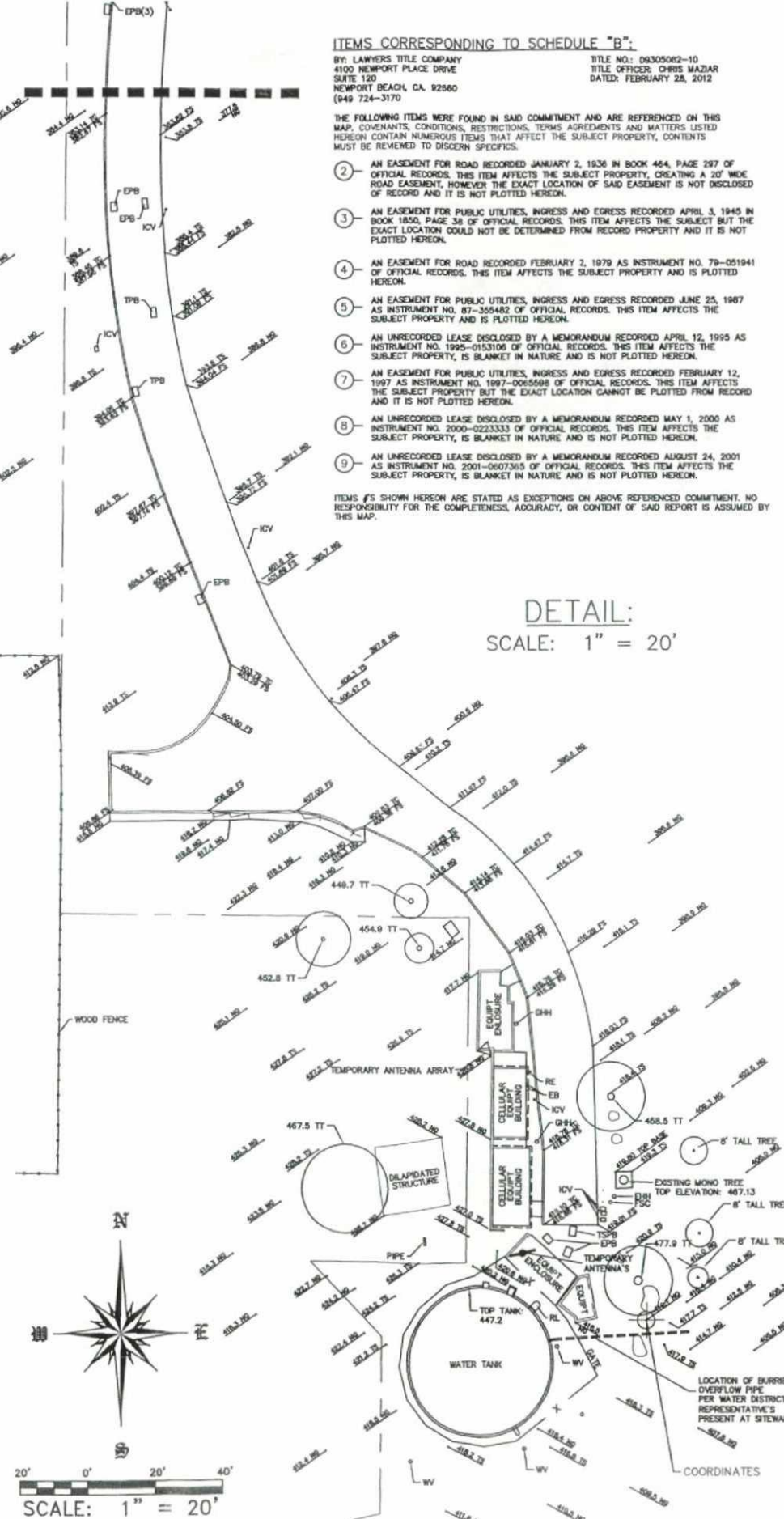
ASSESSOR'S PARCEL NUMBER:

238-050-02



LEGEND:

- CLF - CHAIN LINK FENCE
- E - EAST
- EB - ELECTRIC BOX
- EWH - ELECTRIC HANDHOLE
- EPB - ELECTRIC PULLBOX
- ET - ELECTRIC TRANSFORMER
- FD - FOUND
- FS - FINISH SURFACE
- FSC - FIRE SERVICE CONNECTION
- GHH - GROUND HANDHOLE
- ICV - IRRIGATION CONTROL VALVE
- N - NORTH
- NE - NORTHEAST
- NG - NATURAL GROUND
- NW - NORTHWEST
- RE - RECEIPTABLE
- RL - ROOF LADDER
- SL - SOUTH
- SE - SOUTHEAST
- SW - SOUTHWEST
- TC - TOP OF CURB
- TPB - TELECOMMUNICATION PULLBOX
- TS - TOP OF SLOPE
- TSPB - TRAFFIC SIGNAL PULLBOX
- TT - TOP OF TREE
- W - WEST
- WV - WATER VALVE



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ARCHITECTURE INCORPORATED
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CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

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CORPORATE

JRN
CIVIL ENGINEERS
232 AVENIDA FABRICANTE,
SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4685

PROJECT NAME

DIOS CREEK

9885 ORANGE LANE
ESCONDIDO, CA 92029

SAN DIEGO COUNTY

DRAWING DATES

SHEET TITLE

TOPOGRAPHIC SURVEY

PROJECTS\JRN 11682

C-1